

Sharp County Cattle & Hunting Ground
0 Corinth Rd
Ash Flat, AR 72513

\$650,000
160± Acres
Sharp County



Sharp County Cattle & Hunting Ground

Ash Flat, AR / Sharp County

SUMMARY

Address

0 Corinth Rd

City, State Zip

Ash Flat, AR 72513

County

Sharp County

Type

Ranches, Recreational Land, Hunting Land, Horse Property

Latitude / Longitude

36.199682 / -91.604874

Acreage

160

Price

\$650,000

Property Website

<https://arkansaslandforsale.com/property/sharp-county-cattle-hunting-ground--sharp-arkansas/113198/>



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PROPERTY DESCRIPTION

Imagine a sprawling 160-acre estate in the heart of Sharp County, Arkansas, where the possibilities are as vast as the landscape itself. This exceptional property, known as Sharp County Cattle & Hunting Ground, offers a unique blend of productive ranchland and prime recreational opportunities, making it an ideal investment for those seeking a versatile rural retreat. Whether your dream involves raising livestock, pursuing a passion for hunting, or simply enjoying the tranquility of nature, this land provides the perfect canvas.

Location

Nestled in the charming city of Ash Flat, Arkansas, within Sharp County, this property boasts a desirable location that combines rural serenity with convenient access. The surrounding area offers a peaceful environment, perfect for those looking to escape the hustle and bustle while remaining connected to local amenities and community life.

Land and terrain

The 160 acres feature diverse terrain, characterized by fertile silt loam soil, ideal for various agricultural pursuits. The landscape is a beautiful mix of partially wooded areas, natural state brush, and open grassed sections, providing a rich habitat and varied topography. This natural diversity not only enhances the property's aesthetic appeal but also supports a range of potential uses.

Improvements and infrastructure

Thoughtfully equipped for both agricultural and recreational endeavors, the property includes essential improvements. Robust fencing, featuring barbed wire and secure gates along the perimeter, ensures the land is fully enclosed and ready for livestock. Additionally, a pond enhances the property's value, providing a water source and an attractive natural feature.

Water and utilities

The property currently lacks access to municipal water supply, although it is situated on both sides of the property. Despite the presence of four or more homes surrounding the property, it offers the desired level of seclusion. Electric power is conveniently located across the gravel road near the gate. The property also features two ponds, which provide sufficient water for the cattle operation.

Wildlife and vegetation

A haven for wildlife, this property is home to an impressive array of species, including dove, small game, turkey, and whitetail deer, offering exceptional hunting and wildlife viewing experiences. The diverse vegetation, comprising brush, grassed areas, and natural state woodlands, creates an ideal habitat, supporting a thriving ecosystem and enriching the natural beauty of the land.

Current and potential use

Currently utilized for cattle, hunting, and general recreation, the property's potential extends far beyond. It is perfectly suited for continued cattle operations, dairy farming, or other livestock ventures. Its expansive acreage also presents opportunities for residential development, further recreational enhancements, or even a horse property with its established pastures. The mineral rights are included, adding another layer of value and potential.

Access and easements

Access to the property is facilitated by well-maintained dirt and gravel roads, providing convenient road frontage. This ensures easy entry and exit for vehicles and equipment, making the property readily accessible for all its current and potential uses.

- Cattle, Hunting, Potential Home site
- 3.7 miles to Ash Flat Walmart
- 11 Miles to Evening Shade
- 14 miles to Hardy, AR & The Spring River
- 36 miles to calico rock & The White River
- 56 +/- Acres of Pasture Ground for grazing Cattle
- 2 ponds
- 104 +/- acres of woods for Hunting
- Turkey, Whitetail Deer, Rabbit, Dove, maybe even a bear or two



Contact Kelsey Eskrigge with Arkansas Land Company today to learn more or to schedule a visit and explore the remarkable potential of Sharp County Cattle & Hunting Ground.

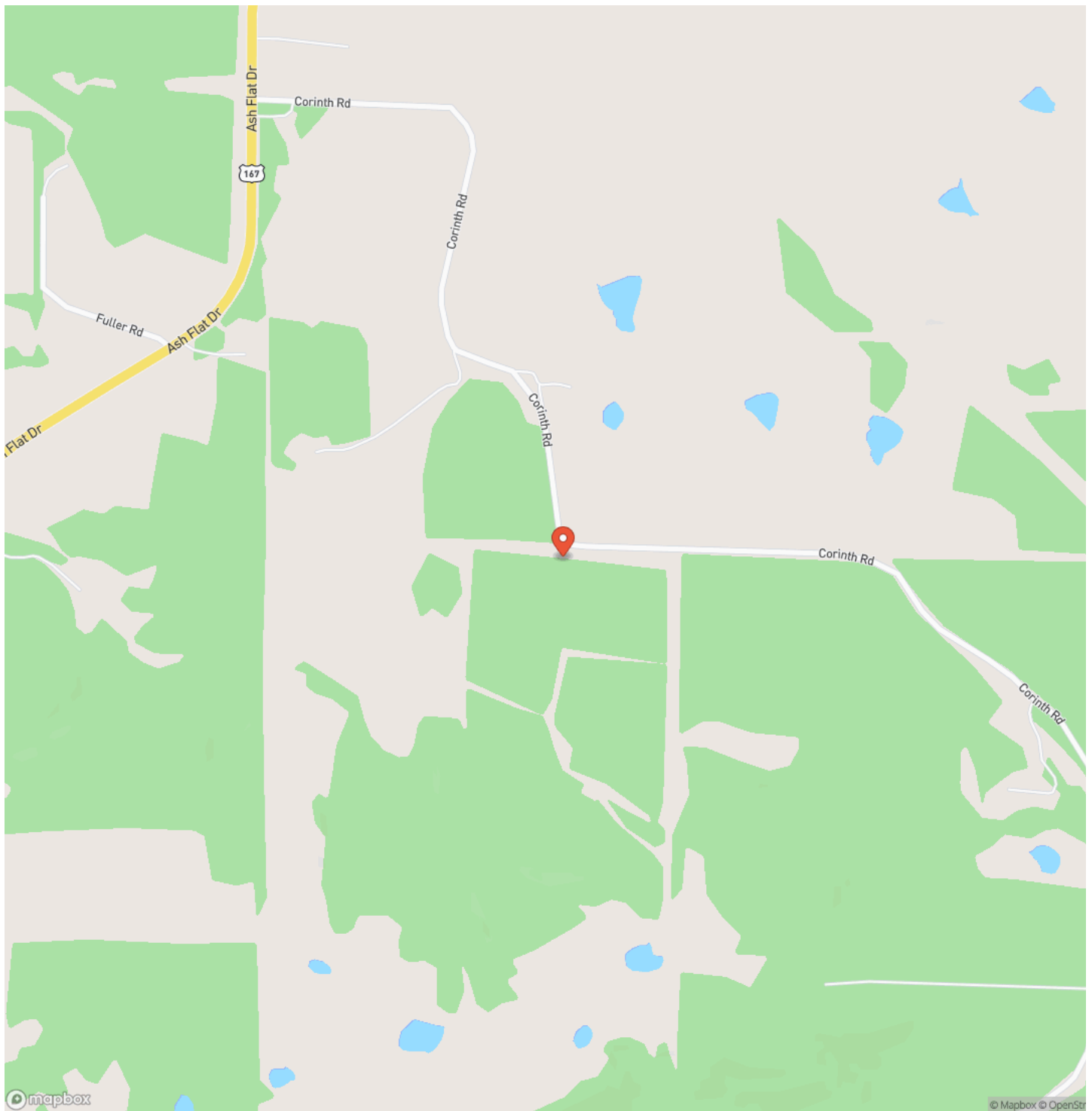
[870-635-1923](tel:870-635-1923)



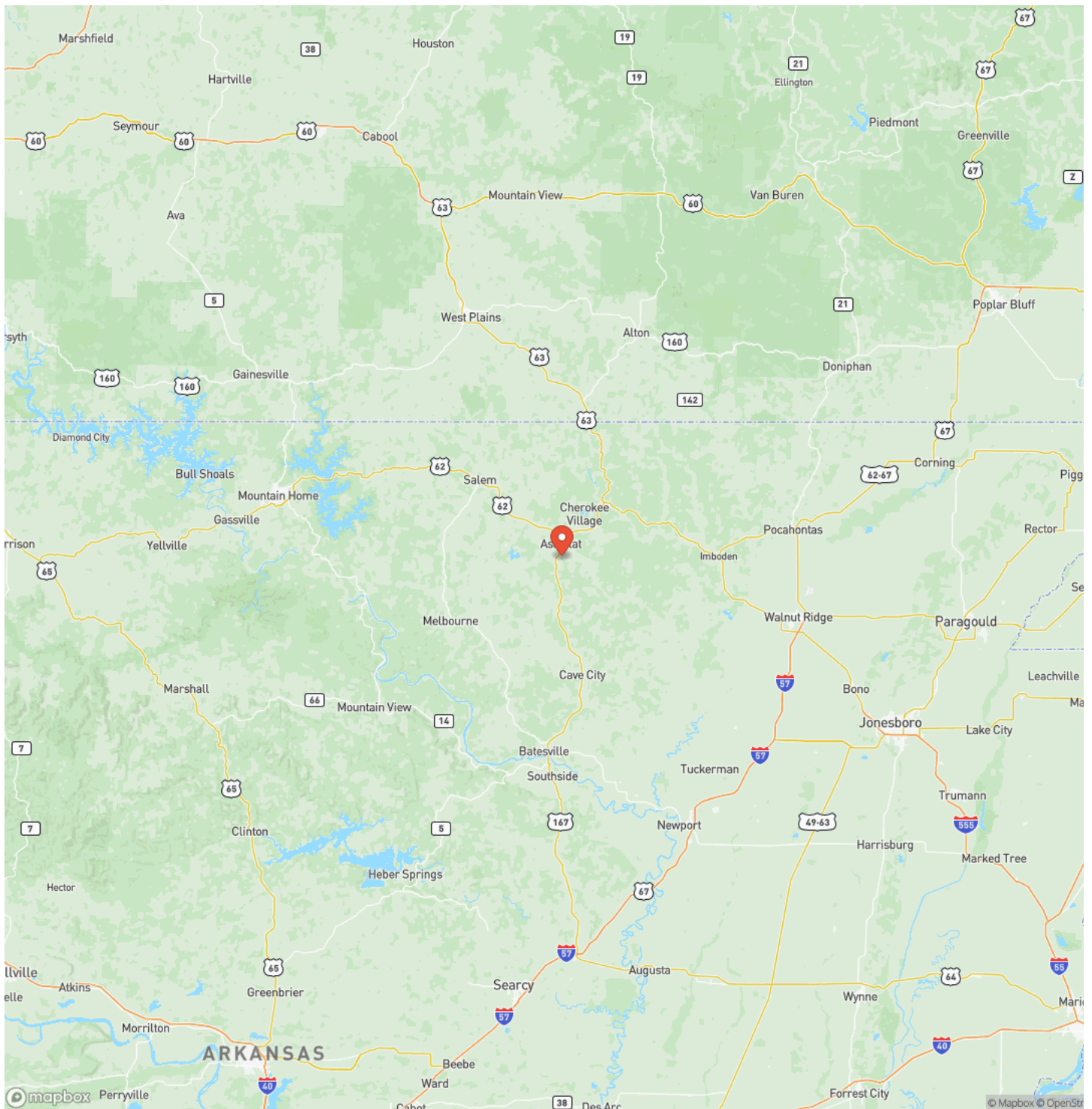
Sharp County Cattle & Hunting Ground
Ash Flat, AR / Sharp County



Locator Map



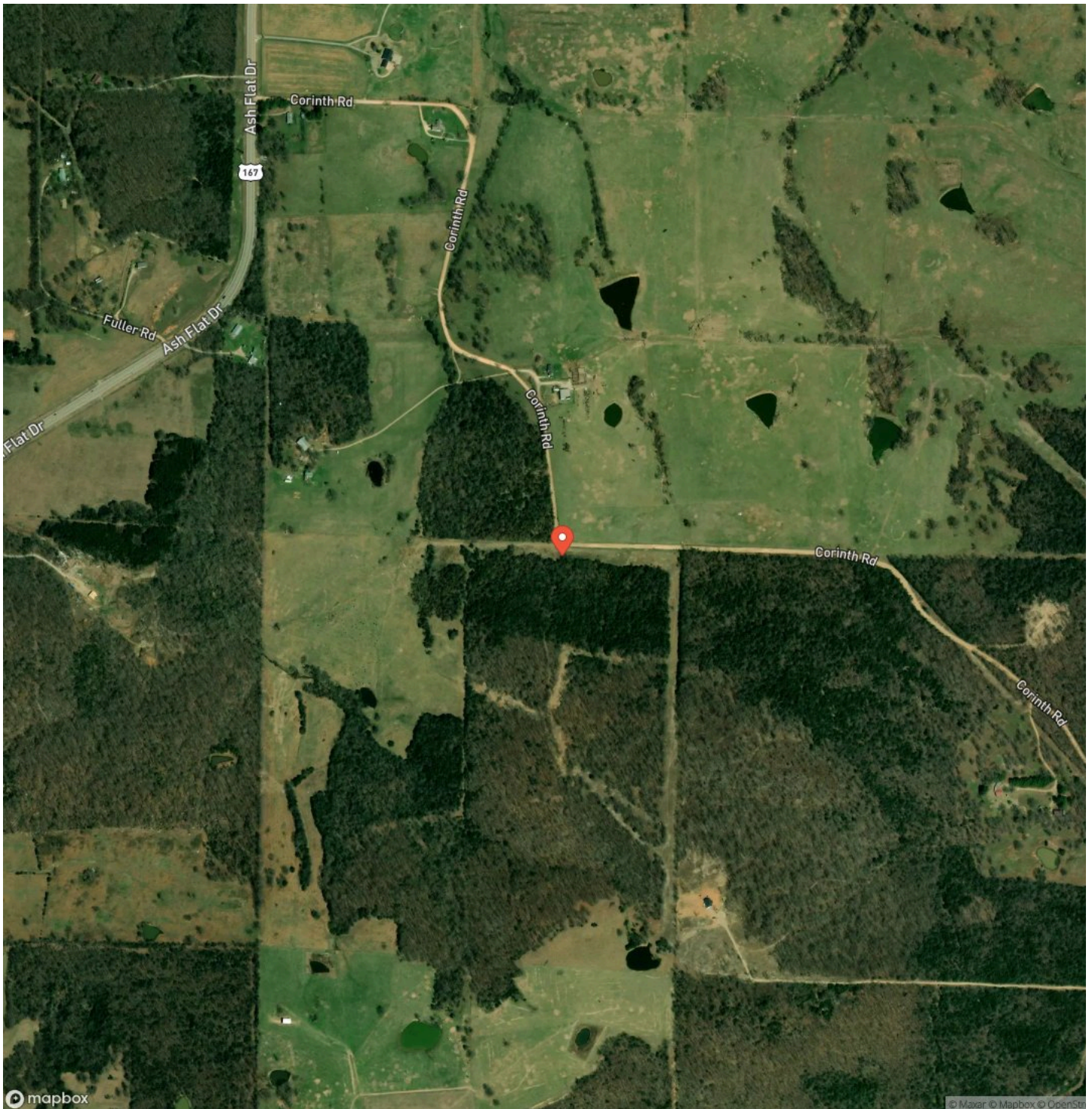
Locator Map



MORE INFO ONLINE:

<https://arkansaslandforsale.com/>

Satellite Map



Sharp County Cattle & Hunting Ground
Ash Flat, AR / Sharp County

LISTING REPRESENTATIVE

For more information contact:



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NOTES

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